

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ASCENSION

COMMERCIAL LEASE

BE IT KNOWN AND REMEMBERED that on the dates hereafter shown and before the undersigned good and competent witnesses,

PERSONALLY CAME AND APPEARED: GORDON R. CRAWFORD, whose Tax Identification Number is ***-**-3664, married to and living with Nellene McBeth Crawford, separate in property, domiciled in Ascension Parish, Louisiana, whose present mailing address is 324 East Worthey Road, Gonzales, Louisiana 70737, hereinafter LESSOR, and

CARING TO LOVE MINISTRIES, domiciled in the Parish of East Baton Rouge, State of Louisiana, hereafter LESSEE, whose mailing address is 3813 N. Flannery Road, Baton Rouge, LA 70814. who have mutually covenanted and agreed as follows:

1. LEASE: LESSOR hereby leases to LESSEE to occupy and use the following described property: That certain approximately 1,181 square foot, four (4) office (plus waiting room) office suite, located at 322 East Worthey Road, Gonzales, Louisiana 70737.

2. TERM AND OPTION: The term of this lease shall be from October 15, 2016 to April 14, 2017. 43

3. RENTAL: As rental for the premises LESSEE agrees to pay a monthly rental of ~~One Thousand and No/100 (\$1,000.00) Dollars~~ is due on the 1st day of each month, beginning October 15, 2016. Should LESSEE fail to pay the rent within five (5) days of the due date, there shall also be due a late charge equal to 10% of the rent due for that month. No rent payment shall be considered delinquent and subject to a late charge if it is mailed postage prepaid to the LESSOR's address given above within five (5) days of the date due, and bears a U.S. Post Office Postmark.

4. Lessee has paid at inception of this lease Five Hundred (\$500.00) Dollars as a security deposit to cover any necessary clean-up of leased premises at end of lease, and to pay to Lessor any sum due and owing to Lessor by Lessee at the end of this lease. LESSOR shall retain that deposit as security for this lease.

5. USE: LESSEE is obligated not to use the premises for any purpose that is unlawful, and the violation of any law by LESSEE shall be a justifiable cause for cancellation of this lease by LESSOR, at LESSOR's option.

6. WARRANTY: LESSOR warrants that LESSOR is the owner of the premises and has the right to give LESSEE possession under this lease, and will, so long as this lease remains

in effect, warrant and defend LESSEE's possession against any and all persons.

7. REPAIRS AND MAINTENANCE: LESSOR warrants that the leased premises are in good condition. LESSEE agrees to keep the premises in good condition during the term of this lease at LESSEE's expense and to return them to LESSOR in the same condition at the termination of the lease, normal decay, wear and tear excepted.

LESSOR's obligation to repair shall be limited to necessary repairs to the roof, structure, plumbing, electrical and air conditioning and mechanical systems of the improvements, and only to the extent that the repairs exceed \$100.00 in cost and do not arise out of the negligence of LESSEE or LESSEE's agents, employees or licensees.

Should LESSEE fail to make such repairs as it is obligated to make hereunder, LESSOR may, at LESSOR's option, have the repairs made and LESSEE agrees to reimburse LESSOR for the cost.

LESSEE agrees not to permit the presence, use, disposal, storage or release of any hazardous substances upon the leased premises during the term of this lease. All hazardous medical waste shall be properly disposed of.

8. TAXES AND UTILITY CHARGES: LESSEE agrees to pay punctually all charges for gas, electricity, telephone, and cable services, or any other utilities used or consumed at the leased premises during the term of this lease. LESSOR agrees to pay water and sewer service, plus payment punctually of all ad valorem taxes and assessments due on the leased premises during the term of this lease. 144

9. INDEMNIFICATION: LESSEE shall occupy the leased premises at its own risk and shall indemnify LESSOR against any expense, loss, cost, damage, claim, action or liability paid, suffered or incurred as a result of any breach by LESSEE, LESSEE's agent, servants, employees, customers, visitors or licensees of any covenant or condition of this lease, or as a result of LESSEE's use or occupancy of the leased premises or the carelessness, negligence or improper conduct of LESSEE, its agents, servants, employees, customers, visitors or licensees. LESSEE agrees to obtain and maintain liability insurance with \$1,000,000.00 limits with \$10,000.00 medical payments coverage and to have LESSOR named as an additional insured on said policy or policies. LESSEE agrees to furnish to LESSOR a Certificate of Insurance reflecting the agreed coverage.

LESSEE assumes all responsibility for the condition of the premises. LESSEE's assumption of possession of the premises constitutes an admission that LESSEE has examined the leased premises and found them to be in good and safe condition at the time of possession. LESSEE shall indemnify LESSOR for, and save harmless LESSOR from, any and all liability.

loss, cost and expenses occasioned by (1) any act or neglect of LESSEE or any agent or employee of LESSEE arising out of or in connection with any use of the leased premises by LESSEE; (2) arising out of or in connection with any additions, alterations, or improvements or repairs to the leased premises by the LESSEE; (3) or arising out of any accident or other occurrence and, on or about the leased premises, arising from Lessee's use of the lease property.

10. ADDITIONS AND ALTERATIONS: Neither LESSOR nor LESSEE shall make any additions or alterations to the premises without written permission of the other. However, LESSOR or LESSOR's agents shall have the right to enter the premises for the purposes of making repairs necessary for the preservation of the property. Any additions made to the premises become the property of LESSOR at the termination of this lease.

11. ACCESS: In the event of LESSEE vacating the premises, LESSOR shall be notified in writing where the keys may be had in order that the premises may be inspected or shown to prospective tenants or purchasers as provided below.

12. SURRENDER OF POSSESSION: At the expiration of this lease or at its termination for other causes, LESSEE is to immediately surrender possession by actual delivery of all keys to LESSOR. 145

13. ABANDONMENT: Should the premises be abandoned by LESSEE or should LESSEE begin to remove personal property to the detriment of LESSOR's lien, then the rent for the unexpired term, with reasonable attorney's fees, shall immediately become due, and LESSOR, at LESSOR's option, may cancel the lease or re-enter and let the premises for such price or on such terms as may be immediately obtainable, and apply the net amount realized to the amount due by LESSEE.

14. DEFAULT: Should the LESSEE fail to pay the rent or any other charges arising under the lease promptly as stipulated, or should voluntary or involuntary bankruptcy proceedings be commenced by or against LESSEE, or should LESSEE make an assignment for benefit of creditors, then, in any of the said events, LESSEE shall be ipso facto in default and LESSOR may demand the rent for the whole unexpired term of the lease, or proceed one or more times for past due installments without prejudicing LESSOR's rights to proceed later for the rent for the then unexpired term.

15. ATTORNEY'S FEES: If an attorney is employed to protect any right of LESSOR or LESSEE arising under this lease, the party whose fault necessitates such employment shall pay reasonable attorney's fees to the other.

16. SUBLEASE: LESSEE may not sublease or assign this lease.

17. PARKING: Parking for the leased premises shall be limited to the paved areas in

front (south) and on the East side of the building, plus one (1) space to the rear (north) of the building. LESSEE and its employees are strongly encouraged to park East of the leased premises on the EATEL lot.

18. GARBAGE/WASTE DISPOSAL: LESSEE may use LESSOR'S garbage/waste disposal container until such use becomes burdensome to LESSOR.

19. RESERVATION OF STORAGE SPACE AND ACCESS: LESSOR reserves the attic storage space above the leased premises, plus right of access thereto through the pull down stairs located in the hall of the leased premises, at times convenient to LESSEE, with proper advance notice.

THUS DONE AND SIGNED at Gonzales, Louisiana, in the presence of the undersigned witnesses, after due reading of the whole.

WITNESSES TO THE SIGNATURE
OF LESSOR:

Lydia Bourque

Print Name

Elliott J. Redman

Print Name

WITNESSES TO THE SIGNATURE
OF LESSEE:

Amber Tidwell

Print Name

Lynn Crandler

Print Name

Gordon R. Crawford
Gordon R. Crawford, Lessor

DATE: August 4, 2016

Dorothy Wallis
CARING TO LOVE MINISTRIES
Dorothy Wallis President, Lessee

DATE: 8/4, 2016.

